

TDC Blue Ribbon Committee

August 8, 2007 Meeting Minutes Final

Members Present: ECOSLO- Maria Lorca; Sierra Club – Susan Harvey ; Land Conservancy – “BK” Bruce Richard; Templeton Area Advisory Group - Nicholas Marquart; Active Agriculturalist – Charles Whitney; Subdivision Review Board, Public Works – Richard Marshall; General Public – Melissa Boggs; General Public - Christine Volbrecht ; City of Paso Robles- Ron Whisenand; Development Firm – Denis Sullivan; Ag Liaison – Mark Pearce; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet;; Existing TDC receiver site – Chad Whittstrom; City of San Luis Obispo – Kim Murry; South County Advisory Council - Jesse Hill

Members Absent: Farm Bureau – Joy Fitzhugh

Committee Staff Present: Karen Nall & Kami Griffin, Planning and Building

Others Present: Kathryn Sweet, Sue Luft, Lynda Auchinachie – Ag Department, Della Barrett, Adam Hill, John Euphrat, Brian Stark, Jason Kambitsis, and James Lopes

Richard Marshall opens the meeting. BK Richard introduces guest speaker Bill Fulton from Solimar Research Group. Bill Fulton provides a presentation on “Making TDR’s Work”. Copies are provided to the group. Mr. Fulton refers the group to a website WWW.CP-DR.COM. and notes that Solimar Group is working on a TDR program for an antiquated subdivision in Santa Barbara County.

The following is an outline of Mr Fulton’s presentation:

What is required to make a program work?

- TDR’s are one of many tools to make landscape look like you want it to look like.
- Need Clear program goals.
- Use of Bank or ability to park the credits.

When do TDR’s programs not work?

- When used to decrease developments.
- When there are not enough receiver sites.
- When the receiver sites do not see the benefits of the sending sites.
- When sending and receiving sites do not have an economic incentive.
- When the market is too thin
- When there is just “churning”, many transactions in a hodgepodge pattern.

Solimar Group uses the following to prepare a plan:

- GIS to understand sending and receiving areas.
- Economic analysis on how much a developer will be willing to pay for more density.
- Political and economic realities.

Santa Barbara Ranch – Naples Town Site

- 250 lots created by a pre 1893 map
- LCP requires the County to determine if it is feasible to transfer the density.
- Determined that developers would be willing to pay 25% of market price for additional density.

TDR Options

- Conventional- unfolds over time
- Banks – requires upfront money

Bozeman Montana

- No zoning
- Haphazard development pattern.

Discussion ensues with questions and answers.

BK Richards questions how to get community involvement. Bill Fulton suggests using small community plans and making sure there are connections between sending and receiving sites. Ron Whisenand questions if Bill has considered using credits for exceptions or waivers? Bill Fulton responds that he has not but it would be worth evaluating. Della Barrett questions whether the receiving sites should be included in the process? Bill Fulton responds that he believes there should be neighborhood involvement and buy-in to the receiver site identification process. Jesse Hill compliments Mr. Fulton and notes that the presentation is the best analysis of the situation. Bill Fulton notes that there is the law of unintended consequences. He adds that for a successful program, plan goals must be clearly identified and that TDCs then become a tool to implement the goals. Charlie Whitney notes that we have many antiquated subdivisions. Bill Fulton responds that you must understand the existing parcel configuration. Kami Griffin notes that retiring development rights is one of the purposes of the current program. Discussion ensues. Bill Fulton notes that the sending and receiving sites need to be in close proximity and that the receiving sites must see the benefits of the sending sites.

Public Comment for this item is requested. No comments are made.

Discussion continues regarding the Gaviota area and general discussion on TDR programs. Bill Fulton notes that the Naples location may be a good location for a new town and actually instead of being a sending site, could become a receiver site for additional density transferred from further up the coast. Chris Volbrecht asked what government can do to protect this area and encourage it as a sending site. Bill Fulton responds that it must be more profitable to transfer the development then to build it out. Sue Harvey questions if anyone has looked at freezing development for 50 years. Bill Fulton responds no, because it just defers the problem. Discussion ensues regarding the difficulty in protecting agriculture and how to obtain funds for the protection of agriculture. Bill Fulton closes with the comments that any plan needs to be air tight and all the loopholes must be closed.

Meeting adjourned.

Next Meeting – August 22, 2007 at 3:00.